

for selecting data records and transmitting said selected data records to said at least one remote communications facility according to selection criteria provided by said at least one remote communications facility, and (iii) communications network means for being controlled by said computer processing means to exchange data between said host computer system and said at least one remote communications facility including transmitting said selected data records to said at least one remote communications facility, wherein:

(a) a potential buyer, without the aid of a field agent, uses said at least one input-output means to do one of:

(i) specify said selection criteria for said data records, obtain display of selected data records meeting said selection criteria, and obtain a first rebate coupon from said host system for at least one property corresponding to said selected data records, said first coupon being one of already registered or capable of being subsequently registered with the host system when received by said potential buyer or

(ii) present to the host at least one second rebate coupon, that is obtained from a communications medium other than said host system, using a first indication that is provided on said at least one second rebate coupon and receive from the host system

an approval comprising a second indication,

wherein said first coupon and said second coupon are defined by said host system such that (i) a seller has already agreed to or (ii) a seller is to subsequently agree to perform an acceptance of said first rebate coupon or said at least one second rebate coupon from a potential buyer as a substitute for an agent in the field, and to fund a commission to said host for the sale of a property corresponding to one of said first rebate coupon or said at least one second rebate coupon that is subject to said acceptance.

2. The system according to Claim 1, wherein:

said input-output means at said at least one remote communications facility provides means for the buyer to indicate properties visited.

3. The system according to Claim 1, wherein:

said input-output means at said at least one remote communications facility provides means for the buyer to indicate as accepted by the seller one of said first coupon and said at least one second coupon.

4. The system according to Claim 1, wherein:
said input-output means at said at least one remote communications facility provides means for sellers to specify selection criteria for said data records and to display said selected data records meeting said selection criteria.

5. (Amended) The system according to Claim 1, wherein:
said host system and said at least one remote communications facility exchange data through the Internet; and
said input-output means employs a Web browser.

6. (Amended) The system according to Claim 1, wherein said host system issues said first coupon and said at least one second coupon with an identification that they are issued only to the selecting buyer.

7. (Amended) The system according to Claim 1, wherein said host system issues said first coupon and said at least one second coupon for a builder of multiple participating communities with an identification that they pertain to only one of these communities by the potential buyer.

8. (Amended) The system according to Claim 1, wherein:
said databases include at least one third-party remote
listing inventory database;
said remote communications facility includes at least one
third-party listing inventory database system; and
said communication network means further comprises
communication means for exchanging listing inventory data records
between said host computer system and said third-party listing
inventory database system.

9. (Amended) The system according to Claim 1, wherein said
host system solicits buyer information including buyer
preferences whenever a new potential buyer accesses said host
system and stores said buyer information in said data records
collectively in said databases to form a buyer profile.

10. (Amended) The system according to Claim 1, wherein:
said input-output means further provides means for potential
buyers to specify evaluations of selected properties visited; and
said computer processing means further provides means for
capturing said evaluations in said data records for a selected
property visited by said potential buyer.

11. The system according to Claim 1, wherein:

said databases further comprise ranking data including property pricing and demographic data records;

said computer processing means ranks said selected property database records using a formula that takes into account said property pricing and said demographic data prior to transmission of said selected property records to said remote communications facilities.

12. The system according to Claim 1, further comprising means at the host system for aggregating said selected records into a group for further processing actions to be taken with respect to each said data record contained in said group.

13. The system according to Claim 1, wherein:

said computer processing means generates an accounts receivable data record for the seller of a property sold to said potential buyer using said host system; and

payment of said receivable by the seller triggers update of said accounts receivable data record, creation of an accounts payable data record, and payment by said host of a rebate to the buyer.

14. The system according to claim 13 wherein at least one of said payments is accomplished by electronic funds transfer.

15. (Amended) The system according to Claim 1, further comprising means at the host to enable said potential buyer at said at least one remote communications facility to electronically negotiate purchase price of a selected property directly with the seller of that selected property.

16. The system according to Claim 15, further comprising means for the host to generate and transmit to said at least one remote communication facility a necessary contract and documents for any one of financing, paying, repairing, inspecting, assessing, and insuring a property selected by said potential buyer or a seller at said remote communication facility.